

12 Powis Avenue Oswestry SY11 2JS



2 Bedroom Bungalow - Semi Detached
Offers In The Region Of £205,000

The features

- NO ONWARD CHAIN
- OCCUPYING ENVIABLE POSITION CLOSE TO TOWN
- DRIVEWAY WITH OFF ROAD PARKING
- BEAUTIFULLY ESTABLISHED GARDENS
- VIEWING ESSENTIAL
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS AND BATHROOM
- CARPORT
- ENERGY PERFORMANCE RATING "



***** BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW WITH NO ONWARD CHAIN*****

An opportunity to purchase this two bedroom bungalow offering spacious and convenient living near to the amenities of the Town Centre and having the benefit of being no onward chain.

Occupying an enviable location on the edge of the Market Town of Oswestry, just a short stroll to the Town Centre and having ease of access to the A5/M54 motorway network.

Briefly comprising of Reception Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom.

Having the benefit of gas central heating, double glazing, driveway with ample off road parking and enclosed rear garden.

Viewings essential.

Property details

LOCATION

The property enjoys a sought-after edge-of-town location near the popular market town of Oswestry, within easy reach of the town centre's cafés, schools, shops, restaurants, healthcare and weekly markets. Ideally placed for commuters, it offers excellent access to the A5/M54 for Chester and Shrewsbury, while nearby Gobowen provides direct rail links to North Wales, the West Midlands and London.

ENTRANCE HALL

Covered entrance with door leading into the Entrance Hall. Fitted loft ladder providing access to the loft room. Radiator, parquet flooring, doors leading off.

LOUNGE

With window to the rear aspect, feature gas fire with surround and hearth, coved ceiling. Radiator, doors leading off,

KITCHEN/ DINING ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl sink with mixer tap and window above. Integrated oven/ grill, inset four ring gas hob and extractor hood over. Space for freestanding fridge and washing machine below work surface. Further range of matching wall mounted units.

GARDEN ROOM

With window and fully glazed door to the rear aspect. Radiator.

BEDROOM 1

With window to the front aspect. Radiator.

BEDROOM 2

With window to the front aspect. Radiator.

BATHROOM

With window to the side aspect. Suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls and tiled flooring. Radiator.

LOFT SPACE

Loft access ladder from the Entrance Hall, velux window, potential to be converted to a third bedroom subject to relevant planning and consent.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking and leading down the side of the property where there is a car port over and leading to the Rear Garden.

The Rear Garden has a paved patio area and pathway leading down the property. Area laid with lawn, well established flower borders. Wooden storage sheds and enclosed with frencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

We are advised the council tax is band B, however recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

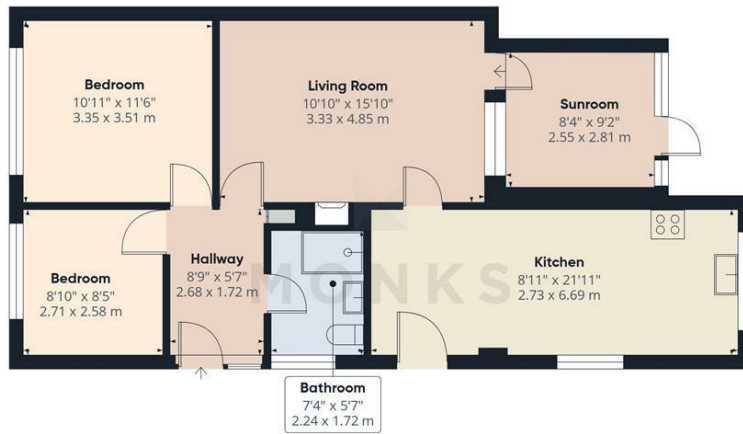
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Floor 0



Floor 1



Approximate total area^m
970 ft²
90.1 m²

Reduced headroom
88 ft²
8.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Get in touch

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.